



Livable Streets Update (FIVE IN FIVE)



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IN THIS ISSUE

CITY COUNCIL TO MEET
JAN.15 ON DESIGN ELEMENTS
FOR FAYETTEVILLE STREET
MALL Page 1

STORMONT-NOBLE'S HOTEL
PROPOSAL IS RECOMMENDED
Page 3

LEASE APPROVED TO
RELOCATE STATE EMPLOYEES
FOR PROPOSED CONVENTION
CENTER Page 4

MASTER DEVELOPER TASK
FORCE TO MEET Page 6

RALEIGH CITY COUNCIL TO
CONSIDER SELECTION OF
CONSTRUCTION MANAGER AT
RISK FEB. 3 Page 7

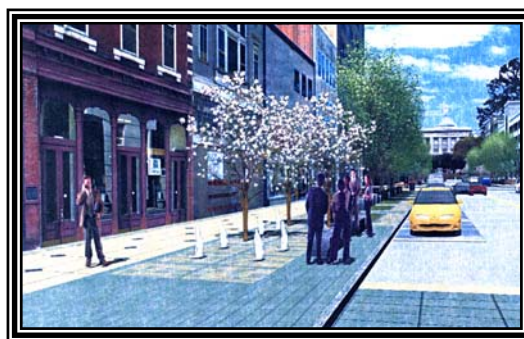
LIVABLE STREETS MEETING
CALENDAR Page 8

LIVABLE STREETS WEBSITE
UPDATED Page 8

CITY COUNCIL TO MEET JAN.15 ON DESIGN ELEMENTS FOR FAYETTEVILLE STREET

The Raleigh City Council will meet Jan. 15 to consider the elements of design for the Fayetteville Street Renaissance and conversion of Martin and McDowell Streets to two-way traffic. The meeting will be held at 4:00 p.m. at the City's Urban design Center, 133 Fayetteville Street Mall (at the Hargett Street intersection).

Citizens had the opportunity to comment on the plan at a public hearings held on Dec. 2 and Jan 6. Representatives from Cooper-Carry Architects and Mulkey Inc. presented a 3-D animation of the potential design of Fayetteville Street. Recommendations also were



presented for the types of materials to be used for street paving and finishing of the sidewalk areas.

The Raleigh City Council voted Nov. 5 to approve a conceptual design scheme for remaking Fayetteville Street Mall and opening the area to vehicular

traffic. Council members voted to select the "Civic A" conceptual design scheme for converting the downtown pedestrian mall to a vehicular street.

On. Dec 15 a meeting spearheaded by the City of Raleigh and the Downtown Raleigh Alliance brought together key stakeholders to discuss the particular design amenities of the street.

A consensus was developed on several preferences that include:
Paving Materials: Integrated colored concrete is proposed for the roadway, parking and pedestrian sidewalk area. Each area would be scored with patterns to elevate and differentiate the use of space.
(continued on page 2)

THE FIVE IN FIVE WORK PLAN

Fayetteville Street Renaissance

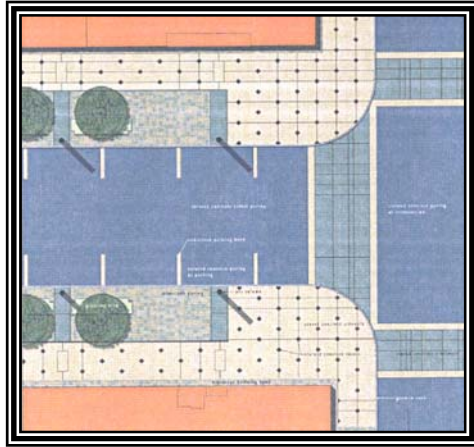
Goal: Reinvigorate Fayetteville Street as the heart of Raleigh, the ceremonial corridor and the premier Downtown address for office, events and cultural activity. The top action items:

- Make active uses mandatory for ground floors fronting Fayetteville Street and provide incentives to encourage them.
- Fill in development gaps.
- Open available blocks to vehicular activity; in phases, beginning with the 200 and 300 blocks.
- Re-establish the capitol vista - Develop outdoor festival and performance space.

Convention Center

Goal: Develop and market competitive facilities to attract more national conventions and trade shows, and improve the business environment for hotels, restaurants and other visitor serving facilities. The top action items:

- Get new Downtown Convention Center and Convention Center Hotel adopted and funded.
- Solve lobby access.
- Suggest future expansion to South.
- Investigate mixed-use and roof-top uses.
- Develop strategy for active edge on Cabarrus Street.



(continued from page 1)

Pavers: Garden and amenity zones would consist of a bluestone paver. A bluestone building band would be used to transition from the concrete sidewalk paving to the entry materials along the corridor.

Raised planter walls: Granite seating walls would run parallel to the building faces and line the planting beds at seating height. Pedestals at the end of each benching group provide

opportunities for public art or planting pots. **Base Plan:** Fewer vertical elements to create more open space and better visibility to storefronts and art and lighting elements are being combined to minimize the number of vertical elements.

Lighting: Lighting and light design recommend a specialty light that will be meaningful in representing Raleigh and its main street.

Bench types and bike racks: The bench as recommended can be made from recycled materials and be made to integrate public art. The benches will be placed to create conversation areas with the granite walls.

Trash and recycling receptacles: The metal frame of the trash receptacle can be designed to stylize the containers specifically for Fayetteville Street.

Trees: The Highbeam Overcup Oak is the tree of choice. The twelve Japanese maples currently on Fayetteville Street Mall will be relocated to serve as intersection markers. Smaller flowering trees such as crepe myrtle or dogwood will be located mid-block.

Water Features: Flush-mount, low-column water bubblers are recommended mid-block in the 200 and 300 blocks to help create gathering space and programming opportunities.

The Fayetteville Street Renaissance project is a downtown economic development and revitalization effort. The project includes design of improvements to Fayetteville Street Mall, portions of which could be opened to vehicular traffic in the 100 to 400 blocks, including conversion of Hargett and Martin streets from one-way to two-way streets.

In addition, the recommendations to the City Council include plans for conversion of Martin Street and Hargett Street to two-way vehicular traffic.

For more information visit the City's website at www.raleigh-nc.org and click on Livable Streets on the homepage.

Improve the Pedestrian Environment

Goal: Create an attractive, well lit, safe environment that links office and residential areas to amenities such as restaurants, museums and arts venues.

Make Downtown accessible to all. The top action items:

- Require pedestrian oriented ground level uses with high level of detail, i.e. doorways, windows, awnings and overhangs, along the sidewalk edge in Downtown.
- Connect existing and emerging neighborhoods to Fayetteville Street.
- Further study converting east / west one-way streets to two-way.
- Investigate federal funding sources.
- Connect TTA Regional Rail station area with pedestrian linkages.

Regulatory Reform

Goal: Improve business environment by removing regulatory impediments; make it at least as easy to do business Downtown as any place else in the region; include incentives in regulations. The top action items:

- Centralize approvals: Establish a Downtown team within the city to respond to major project proposals and construction quickly. Develop a parallel strategy for small/mid-sized projects.
- Centralize the approvals process by creating a team within the city to respond to development proposals.
- Provide development incentives for vacant buildings and properties.
- Address issues dealing with outdoor dining, signage and other pedestrian encroachments.

STORMONT-NOBLE'S HOTEL PROPOSAL IS RECOMMENDED

Three proposals to build a headquarters hotel to accompany the proposed convention center were perused by the Raleigh City Council and the Wake County Board of Commissioners at a joint meeting held Thursday evening at the Raleigh Convention and Conference Center.

The City staff recommended the proposal from Stormont-Noble Development of Atlanta. The \$58 million proposal includes \$20 million in public funding that would come from the City/County Interlocal Agreement that allocates revenues from the county-wide hotel and prepared food tax.

The City Council will consider the development agreement with Stormont-Noble at its Jan. 20 meeting. The City Council and Wake County Commissioners will meet in the coming weeks to amend the Interlocal Agreement to allow funding support for the project to come from the county-wide hotel and prepared food tax revenue.

The Stormont-Noble proposal to construct a four-star Marriott Hotel includes:

- 400 guest rooms, including 15 suites;
- a 9,000-square-foot grand ballroom;
- 5,950 square feet of breakout meeting space;
- 326 food and beverage seats;
- three separate food and beverage outlets;
- 400 square feet of retail space; and,
- a pool and fitness spa.

In addition to Stormont-Noble, headquarters hotel proposals were received on Dec. 8 from Convention Center Hotel Group/White Lodging Services of Raleigh and Merrillville, Ind., and Trammel Crow and Garfield Traub Development of Charlotte and Dallas. The City Council on Oct. 8 selected these three teams to prepare more detailed written proposals for development of the hotel.

The three proposals were reviewed by City Manager J Russell Allen, Wake County Manager David Cooke and Strategic Advisory Group, a consultant hired by the City and County to assist in this process. The review team met one-on-one with the developer teams to clarify the proposals. (continued on page 4)

Downtown Management

Goal: Take a "one-stop shopping" approach to the management and marketing of Downtown. The top action items:

- Develop a comprehensive Downtown marketing program, including an expanded website. It should be developed and coordinated with all Downtown resources to promote events and attractions. Maximize the capitol status.
- Create a Downtown Development Corporation.
- Make Downtown Raleigh Alliance the organization responsible for bringing all parties to the table to oversee implementation of the vision.
- Explore development incentives and options similar to Tax Increment Financing.



Livable Streets

(continued from page 3)

If the recommendation is approved by Council, the City will enter into a memorandum of understanding and will develop a specific development agreement with Stormont-Noble.

Consulting firm, KPMG was commissioned to do a market and financial study of additional convention center space for Raleigh. The major conclusions of the analysis were presented Aug. 5, 2002 and asserted that construction of a new convention center must be accompanied by the construction of a new convention-headquarters-quality hotel.

JOINT MEETING BROADCAST

The entire three hours of deliberations on the hotel developer selection will be broadcast on cable channel 11 of the Raleigh Television Network at the following times:

- Monday, Jan. 12, 2 p.m. and 10 p.m.;
- Tuesday, January 13, following the meeting of the Planning Commission at 1:30 p.m. and 8 p.m.;
- Wednesday, January 14, 1:30 p.m.;
- Thursday, Jan. 15, 1 p.m.; and,
- Friday, Jan. 16, 1 p.m. and 7 p.m.

LEASE APPROVED TO RELOCATE STATE EMPLOYEES FOR PROPOSED CONVENTION CENTER

The Raleigh City Council voted Jan. 6 to approve leasing space at 1 Hannover Square to house State employees who would be relocated to accommodate a proposed downtown convention center.

Under the agreement, Progress Energy will lease 30,709 square feet of space at 1 Hannover Square downtown to the City. To recoup the lease payments, the City will sublease the space to the State for employees of the North Carolina Department of Health and Human Services who now work in offices at 516 S. McDowell St. The eight-year lease agreement was approved by the council subject to preparation of final lease documents by the City Attorney's Office and concurrence by the North Carolina Council of State.

Also under the agreement, the State will be provided with 168 parking spaces for employees, including 150 spaces from the City.
(continued on page 5)

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(continued from page 4)

The City's cost for the 150 parking spaces will be reimbursed by the county-wide hotel and meals taxes under an interlocal agreement between the City and Wake County.

If approved by the City and County, the new convention center would be built on the two blocks immediately west of the existing center. Construction would begin in 2005 with completion in 2007.

Significant progress has been made on the predesign phase of the proposed convention center. Much of the needed information gathering of the existing conditions on the site has been completed, including survey, subsurface soil investigation and Phase I environmental investigations. Negotiations with property owners for land acquisition are under way, with several parcels already purchased. Conversations with all existing tenants located on the site have begun in order to assist with their relocation needs.

The design team of O'Brien/Atkins, Clearscapes and TVS held 14 stakeholder meetings in November and December. These meetings were held with a broad range of community representatives, including the Greater Raleigh Convention and Visitors Bureau, Downtown Raleigh Alliance, Southeast Raleigh Assembly, and Raleigh Appearance Commission in order to develop a list of "descriptors" that will help develop the important character of the facility and to create a list of goals and guiding principles that will be used to evaluate the appropriateness of the design solutions generated.

The design team is in the process of developing multiple planning concepts for the proposed convention center. These schemes will explore different ways to site the various program components of the building without disrupting the street grid, both in the initial phase and in the future expansion. Alternative ways of laying out the building, such as stacking the concourse over the truck dock area, are being studied. The design team also will work closely with the hotel development team to coordinate site work in order to ensure that the proposed headquarters hotel supports the design of the convention center.

Each of the concepts will be tested against the project goals and will be evaluated to ensure that they meet the program requirements and can be built within the project budget.

A second series of stakeholder meetings is planned for January. Raleigh citizens are urged to participate in this process so the design team understands the type of facility that the community desires.

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Web links
City of Raleigh
www.raleigh-nc.org

Wake County
www.wakegov.com

Downtown Raleigh Alliance
www.downtownraleigh.org

Greater Raleigh Chamber of
Commerce
www.raleighchamber.org

Greater Raleigh Convention
& Visitors Bureau
www.visitraleigh.com

MASTER DEVELOPER TASK FORCE TO MEET

The City of Raleigh Master Developer Task Force will hold meetings Jan. 12 and Jan 13 to interview candidates for the role of master developer that will assist the City with efforts to redevelop some areas of downtown near the convention center.

The City on Oct. 23 issued a request-for-qualifications (RFQ) to recruit candidates for the position. The meetings are scheduled for the following times and locations:

- Jan. 12, 3:00 p.m. to 4:30 pm, Convention and Conference Center, Board Room, Martin McFarland, Trammell Crow
- Jan. 12, 4:30 p.m. to 6:00 p.m., Convention and Conference Center, Board Room, Roland Gammon, Jack Dunn, Lincoln-Harris / White Oak Properties
- Jan. 13, 3:00 p.m. to 4:30 p.m., Room 228 Raleigh Municipal Building, 222 W. Hargett St., David Cordish, Cordish Companies
- Jan. 13, 4:30 p.m. to 6:00 p.m., Room 228, Raleigh Municipal Building, 222 W. Hargett, John Boylan, Spectrum Properties -

Members of the task force are City Manager Russell Allen; Wake County Manager David Cooke; City Attorney Thomas McCormick; Michael Patterson, former chair of the Convention Center Steering Committee that studied and recommended a site for a proposed new convention center; Roger Perry of East West Development; and Hilda Pinnix-Ragland of Progress Energy.

The master developer will be selected to assist the City with efforts to redevelop some areas of downtown near the existing convention center. The master developer will plan, coordinate and market properties in the convention center area to potential investors. The task force will review qualifications of candidates and narrow the list of candidates down to finalists. The finalists will then be asked to submit formal proposals. The task force will study the formal proposals and make a recommendation to the City Council.

It is anticipated that the City Council will select a master developer in early February.

RALEIGH CITY COUNCIL TO CONSIDER SELECTION OF CONSTRUCTION MANAGER AT RISK FEB. 3

At the Feb. 3 meeting the Raleigh City Council will consider selection of a construction manager at risk for the proposed convention center. Six companies and teams have submitted proposals to the City for consideration. The companies are:

- Bovis Lend Lease, Inc
- Centex Construction Company
- Clancy & Theys Construction/M. A. Mortenson Company
- Hunt Construction Group/R.J. Leeper Company, Inc.
- Turner Construction Corporation
- Skanska USA Building Inc./Barnhill Contracting Company

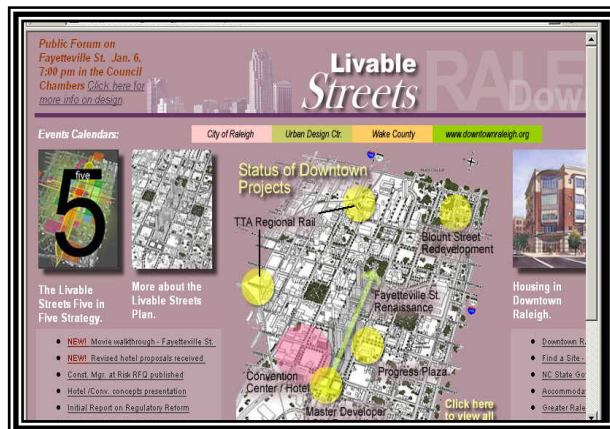
In November, the City Council approved the construction manager at risk method for construction of the proposed convention center. North Carolina general statutes provide the general framework for the construction manager at risk process that includes planning, managing design and construction, cost analysis, scheduling, quality control and guaranteeing the construction cost.

The City Council also authorized City Attorney Thomas McCormick to engage outside legal counsel for review and advice on documents and contracts.

Livable Streets Meeting Calendar

Meeting	Date/Time	Purpose
Master Developer Task Force	Jan. 12, 3:00 p.m. to 4:30 pm, Convention and Conference Center, Board Room, Martin McFarland, Trammell Crow	Interview candidates for the role of master developer that will assist the City with efforts to redevelop some areas of downtown near the convention center.
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UPDATED LIVABLE STREETS WEBSITE NOW ONLINE



Downtown is hot and getting hotter with the plans to open Fayetteville Street Mall to traffic, the Progress Energy project, downtown development plans and the proposed new convention center.

There is now one place to keep track of all the activity downtown and stay

up to date with the progress made on the Livable Streets program. By going to the City of Raleigh website <http://www.raleigh-nc.org/livablestreets/index.htm>, visitors can keep tabs on the status of downtown projects, view meetings and events calendars, view plans for opening Fayetteville Street and see the entire Livable Streets plan.

THE FIVE IN FIVE GOALS



1. **Complete a Fayetteville Street Renaissance** to reinvigorate the Street as the heart of Raleigh, our ceremonial corridor and the premiere address for office, events and cultural activity.
2. **Fund and build a new Convention Center & Hotel** to attract conventions and trade shows and improve the business environment for hotels, restaurants and other visitor services.
3. **Improve the pedestrian environment** making downtown accessible to everyone. Balance the needs of pedestrians against those of the car. Create an attractive, well lit, safe environment that links office and residential uses to amenities such as restaurants, museums and other venues.
4. **Undertake regulatory reform** to improve the business climate by re-moving regulatory impediments, making it just as easy to do business downtown as any place in the region. Explore adding incentives in the regulations.
5. **Expand downtown management** to take a one stop approach to management and advocacy.